

**CITY OF SANTA BARBARA
AIRPORT COMMISSION**

M I N U T E S

CALL TO ORDER

The Meeting on Wednesday, June 20, 2012 was called to order at 7:00 pm in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

ROLL CALL

Airport Commissioners: **John Clark**
 Chris Colbert
 William Gilbert
 Patricia Griffin
 Kirk Martin
 Bruce Miller

Staff: **Karen Ramsdell**, Airport Director
 Hazel Johns, Assistant Airport Director
 Tracy Lincoln, Airport Operations Manager
 Rebecca Fibley, Sr. Property Management Specialist
 Mabel Shatavsky, Airport Commission Secretary

Absent : **Scott Tracy**, Commissioner

PUBLIC COMMENT

1. No one wished to speak.

NOTICES

2. That the Lease Review Subcommittee met on Wednesday, May 30, 2012, in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.
3. That the General Aviation Subcommittee met on Monday, June 4, 2012, in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.
4. That on Wednesday, June 13, 2012 at 5:00 pm, the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

ACTION: Presented.

MINUTES

5. SUBJECT: MINUTES

RECOMMENDATION: That Airport Commission waive the reading and approve the minutes of the meeting of Wednesday, June 20, 2012.

ACTION: Motion/Second for approval of the minutes by Commissioners Miller/Martin.
Unanimous voice vote (Absent: Commissioner Tracy).

CONSENT CALENDAR

LEASE AGREEMENTS - Existing Tenants

Commissioner Colbert stepped down and left the meeting due to a conflict of interest

6. SUBJECT: APPROVAL OF ESTOPPEL CERTIFICATE AND CONSENT TO ENCUMBRANCE OF LEASEHOLD ESTATE FOR 323 DAVID LOVE PARTNERSHIP

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lessor Estoppel Certificate and Consent to Encumbrance of Leasehold Estate for 323 David Love Partnership, at the Santa Barbara Airport.

7. SUBJECT: LEASE AGREEMENT – MCINTOSH & RISCHAR, DBA ARROW CAMPERSHELL

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with McIntosh & Rischar, dba Arrow Campershell, for 2,922 square feet of Building 116, 5,398 square feet of fenced land, and 1,632 square feet of parking, at 6190 Hollister Avenue, at the Santa Barbara Airport, effective July 1, 2012, for a monthly rental of \$4,421, exclusive of utilities. *Approved the recommendation; Agreement No. 201216*

8. SUBJECT: LEASE AGREEMENT – PAYSAGE, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Paysage, a California Corporation, for 1,248 square feet of Building 315, 90-A Dean Arnold Place, and 11,333 square feet of paved, fenced land at 40 David Love Place, at the Santa Barbara Airport, effective June 1, 2012, for a monthly rental of \$3,577, exclusive of utilities. *Approved the recommendation; Agreement No. 201217*

9. SUBJECT: STRATMAN AERO SERVICE, INC. LEASEHOLD REVERSION TO CITY

RECOMMENDATION: That Airport Commission receive a status report on the Stratman Aero Service, Inc. (Stratman) leasehold.

10. SUBJECT: LEASE AGREEMENT – JACOB STERN & SONS, INC.

RECOMMENDATION: That Commission recommend City Council approval of a twenty-year Lease Agreement with Jacob Stern & Sons, Inc., a Pennsylvania Corporation, for 11,187 square feet of ramp space, at 101 Cyril Hartley Place, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$604, exclusive of utilities.

11. SUBJECT: LEASE AGREEMENT – ACCURATE AVIATION GROUP, INC.

RECOMMENDATION: That Commission recommend City Council approval of a seven-year Lease Agreement with Accurate Aviation Group, Inc., a California Corporation, for two maintenance hangars of 3,000 and 3,500 square feet, respectively, 54,471 square feet of ramp space, and associated parking, at 101 Cyril Hartley Place, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$6,202, exclusive of utilities.

12. SUBJECT: RESTATING OF LEASE AGREEMENT – SIGNATURE FLIGHT SUPPORT CORPORATION

RECOMMENDATION: That Commission recommend City Council approval of a Restated Lease Agreement with Signature Flight Support Corporation, a California Corporation, restating Lease No. 12,037 as amended, for approximately 938,321 square feet of land, including 116,797 square feet of buildings, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$31,125, exclusive of utilities.

13. SUBJECT: MAY PROPERTY MANAGEMENT REPORT

RECOMMENDATION: That Airport Commission receive the Airport Property Management Report.

ACTION: Motion/second for approval of Consent Calendar by Commissioners Martin/Griffin. Unanimous voice vote (Absent: Commissioners Colbert and Tracy).

LIAISON REPORTS

City of Santa Barbara Liaison Councilmember Frank Hotchkiss

City of Goleta Liaison Councilmember Roger Aceves

ACTION: Presented.

ADMINISTRATIVE REPORT

14. SUBJECT: PRESENTATION REGARDING THE PIERRE CLAEYSSSENS' MUSEUM FOUNDATION MARINE TRIBUTE ART PROJECT

RECOMMENDATION: That Airport Commission receive a presentation regarding the proposed Marine Tribute art work commissioned by the Pierre Claeysens' Museum Foundation.

ACTION: Artist Douglas Lochner presented the concept design for the Marine Tribute Sculpture proposed by the Pierre Claeysens Veterans' Museum and Library for installation at the new airline terminal complex. Airport Commission made the following comments: Concern that the benches will invite people to stand on them and put fingerprints on or vandalize the sculpture; maintenance that will be required for the glass and light replacement; the sculpture should be designed with safety in mind i.e. head clearance for people walking under it; no way for people to climb on sculpture; many negative comments from the public; the design does not get the purpose or message across; make the message more clear to the public; ADA accessibility; beautiful, exciting design.

15. SUBJECT: SELECTION OF AMPCO PARKING SYSTEM TO OPERATE AIRPORT PARKING LOTS

RECOMMENDATION: That Airport Commission approve a three-year Management Agreement, with two one-year options, with Ampco System Parking (aka ABM Parking Services), a California Corporation, to operate the public parking lots at the Santa Barbara Airport, and provide shuttle service to Long Term Lot 2 for passengers and employees, effective upon completion of the Airline Terminal Improvement Project.

ACTION: Motion/Second for approval by Commissioners Miller/Martin. Unanimous voice vote (Absent: Commissioner Tracy).

16. SUBJECT: AMENDMENT OF T-HANGAR RULES AND REGULATIONS

RECOMMENDATION: That Airport Commission approve an amendment to the T-Hangar License Agreement, Exhibit B, "Waiting List Policies and Procedures" Article II, "LOTTERY" Section B "Periodic Lottery" to allow a lottery to take place whenever a vacancy occurs and an eligible candidate or candidates are available.

ACTION: Motion/Second to **not** go forward with the recommendation by Commissioners Miller/Martin. Unanimous voice vote (Absent: Commissioner Tracy).

17. SUBJECT: FY2013 AIRPORT COMMERCIAL/INDUSTRIAL LEASE RATES

RECOMMENDATION: That Airport Commission approve the proposed Fiscal Year 2013 Commercial/Industrial Rental Rates, for land and buildings at the Airport.

ACTION: Motion/Second for approval by Commissioners Gilbert/Griffin. Unanimous voice vote (Absent: Commissioner Tracy).

18. SUBJECT: PROPOSED FY 2013 AIRLINE RATES AND CHARGES

RECOMMENDATION: That Commission recommend approval of airline rates and charges including annual Airline Terminal building space square footage rate of \$85; a boarding bridge fee of \$65 per turn; and landing fee of \$3.40 per thousand pounds of gross landed weight effective July 1, 2012 through June 30, 2013.

ACTION: Motion/Second for approval by Commissioners Martin/Griffin. Unanimous voice vote (Absent: Commissioner Tracy).

DIRECTOR'S REPORT

19. A. Airport Operations
- Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
1. Air Service
 2. Communications Program
 3. Master Plan RFQ
 4. Property Management
 5. Airline Terminal Public Arts Program
- C. Capital Projects
1. Airline Terminal Improvement Project
- D. Council Actions

ACTION: Presented.

ADJOURNMENT

8:35 p.m., on order of Chair Clark.

Karen Ramsdell, Airport Director

Mabel Shatavsky, Commission Secretary